



COMMUNICATION, COOPERATION, RENEWAL AND COMMUNITY

Homeowners Association Annual Meeting Minutes
February 28, 2014 6:30 PM
Orange Township Hall

- 1) Review minutes from 2013 annual meeting
 - a. Meeting minutes were accepted and approved
- 2) 2013 Updates and Decisions
 - a. Pool sign installed
 - b. Crumbling wall at pond repaired
 - c. Pool Pergola
 - d. Tree clean-up
- 3) Discussion
 - a. Sidewalk at Trillium still in need of repair as well as path clean-up. The board will address this with Dominion Homes.
- 4) Treasurers Report/Budget Review
 - a. No questions/comments.
- 5) 2014 Budget Forecast/Approval
 - a. Comments and discussion regarding potential budget deficit compared to revenues. Discussion about possibility of raising homeowners dues. To this point special assessments have been made when necessary as opposed to attempting to raise dues.
 - b. Four (4) homes are currently overdue regarding dues. Liens have been placed on homes. Current dues are due by March 31, 2014
 - c. Budget accepted and approved
- 6) Election of new board members
 - a. Todd Armstrong and Brian Huber elected to board. Martin Lamp and Jim Johnson leaving board after fulfilling terms.

7) Open Forum

- a. Questions and discussion regarding abandoned car(s). Only recourse is to contact law enforcement unless parked on private (individuals) property.
- b. Recommendation that we encourage homeowners to ensure that mailboxes are painted when needed. This can be communicated through website/newsletter.
- c. Questions and discussion regarding dead and dying trees behind Trillium. Need to be removed before they fall and cause damage. Suggestion to remove one/two a year because of expense. Board will review.
- d. Question about path upkeep and possibility of Township taking responsibility for maintenance. Township will not take responsibility for this. They see no benefit in doing so. It remains Summerfield Homeowners Association responsibility.
- e. Question regarding any policy regarding alcoholic beverages at pool. We do not have any policy regarding this-only that glass is prohibited at pool.
- f. Recommendation that information regarding radon be communicated to residents. Many home do have high levels of radon. The board will communicate information regarding radon.

8) Meeting adjourned